



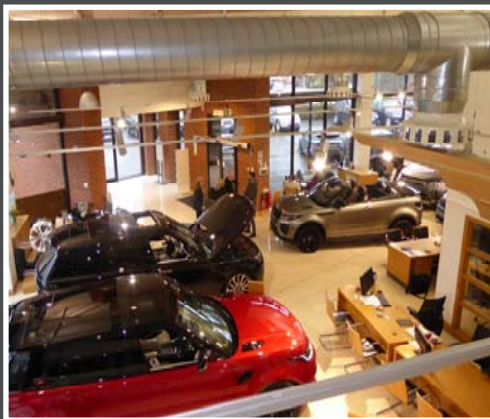
TO LET

PRIME PURPOSE-BUILT VEHICLE DEALERSHIP

73 Bridge Road East, Welwyn Garden City, Herts, AL7 1UT  
**1,440.50 SQ. M (15,505 SQ. FT)**

## HIGHLIGHTS

- > Highly prominent purpose-built vehicle dealership
- > Well situated within mixed use environment with B&Q adjacent
- > Vacant possession in January 2019 following relocation of Land Rover business to larger site
- > Flexible accommodation with potential for alternative uses (subject to consents)
- > 1,440.5 sq m (15,505 sq ft) on regular-shaped level site of 0.53 ha (1.31 acres)



## LOCATION

Prime location at the junction of Bridge Road East and Swallowfields, situated in the principal commercial area of Welwyn Garden City, within a mile of the town centre and railway station.

There is a large amount of ongoing and proposed development in the area, but an increasing shortage of available brownfield and occupational properties in the face of large areas being given over to residential schemes.

Nearby occupiers on Bridge Road East include B&Q, Kwik Fit, Halfords, National Tyres, HSS Hire, Pure Offices and an Esso-branded petrol filling station. There is also a new Aldi store on Bessemer Road.

There is a small former Vauxhall dealership immediately to the rear of the property.

## DESCRIPTION

An attractive and spacious vehicle dealership, purpose built for the Land Rover brand, and having been maintained and improved over recent years in accordance with the retail standards of the vehicle manufacturer.

The property provides flexible accommodation, with a spacious showroom with capacity for 6+ display vehicles, a 12-bay workshop (including MOT), along with offices, storage and ancillary accommodation.

Externally, there are attractive landscaped car parking areas, with capacity for approximately 53 display vehicles and 61 parking spaces.



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## PLANNING

The property has planning permission for the existing use (Application number N6/1999/0952/FP), but also has potential for alternative uses, subject to planning and landlord's consent.

## TENURE

The property is held by Lancaster plc on a full repairing and insuring (FRI) lease (as varied by deed dated 8 January 2010) expiring on 8 January 2035. There are therefore just under 17 years unexpired.

The passing rent is £263,000 per annum. Future rent reviews are five yearly to market rent (upwards only) with the next review on 8 January 2020.

## LANDLORD

Spire Bricks & Mortar Ltd.

## RATING ASSESSMENT

Description : Car Showroom and Premises.

Rateable Value: £250,000.

Rates Payable: £123,250 (2018/2019).



## SITE AREA

Ground Floor:

| Description              | Sq ft         | Sq M            |
|--------------------------|---------------|-----------------|
| Showroom                 | 3,125         | 290.32          |
| Admin Office             | 2,453         | 227.87          |
| Parts Store & Deliveries | 942           | 87.52           |
| Workshop                 | 5,469         | 508.05          |
| <b>Total</b>             | <b>11,988</b> | <b>1,113.76</b> |

First Floor:

| Description                 | Sq ft         | Sq M            |
|-----------------------------|---------------|-----------------|
| Admin offices (inc balcony) | 1,279         | 118.84          |
| Plants & Store              | 829           | 77.06           |
| Mezzanine Storage           | 387           | 35.95           |
| Workshop mess               | 160           | 14.88           |
| <b>Total</b>                | <b>2,656</b>  | <b>246.73</b>   |
| Valet                       | 861           | 80.01           |
| <b>GIA*</b>                 | <b>15,505</b> | <b>1,440.50</b> |

\*Excludes covered carwash bays of 44 sq/m

## SERVICES

We understand all mains services are available to the property, although we have not tested such.

## EPC

The property has an EPC Rating of C.

## TERMS

Proposals are invited for an assignment of the tenant's leasehold interest. Alternatively, the tenant may give consideration to underletting the property.

## VAT

All prices are quoted.

## COSTS

Each party to bear its own costs in respect of the transaction.

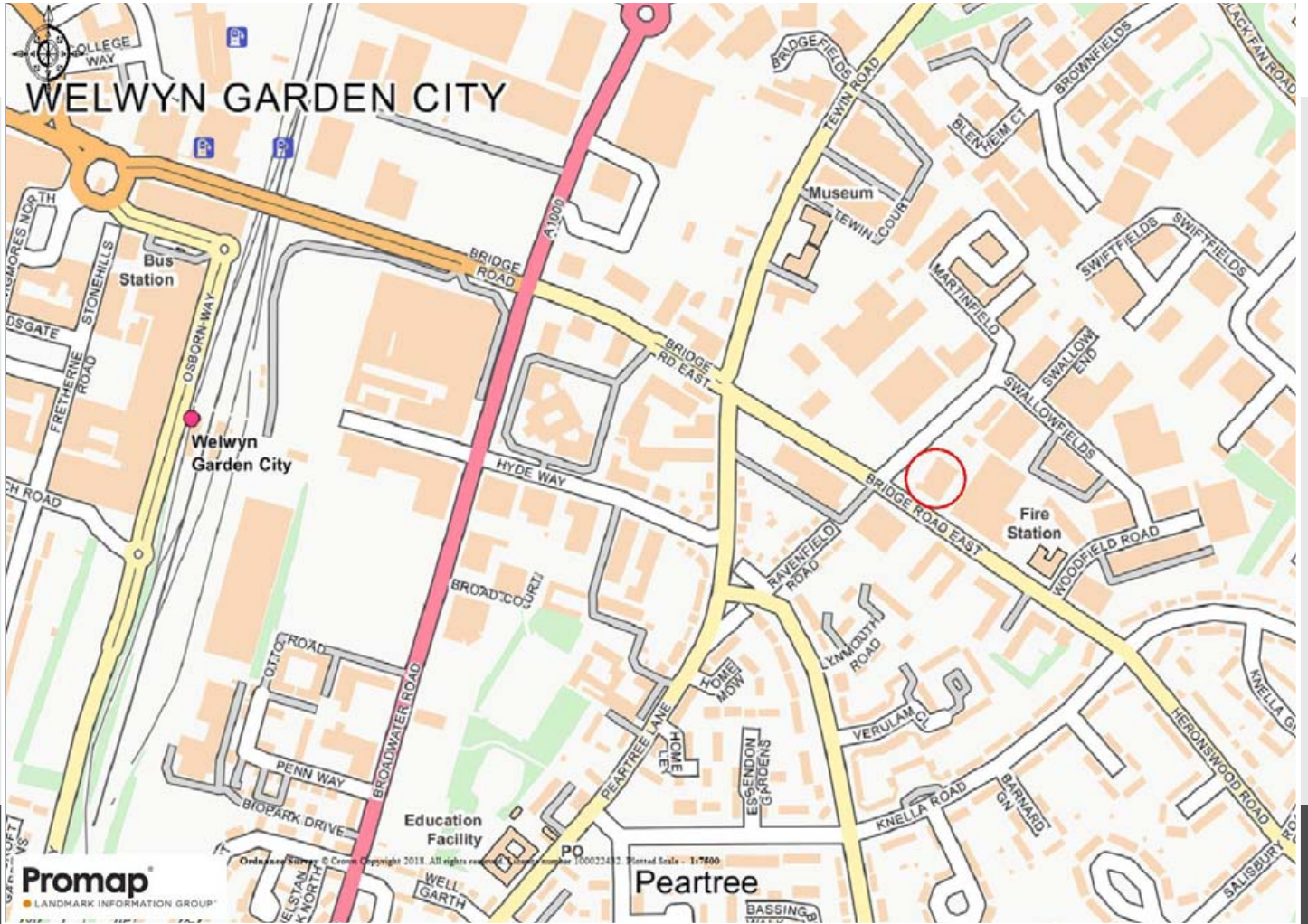
## REASON FOR DISPOSAL

The business was recently acquired by Cambria Automobiles, who will be relocating to a new (larger) multifranchised facility presently under construction in Hatfield.

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